

North End Townhome Condominiums, Inc

Balance Sheet For 11/30/2022

Assets

Mutual of Omaha Bank Operating	\$3,303.10
Mutual of Omaha - Reserve Ac	\$129,203.44
Accounts Receivable	\$6,969.36
Working Capital Reserves - Con	\$2,398.00

Total Assets

		\$141,873.90
Total Assets		\$141,873.90

Liabilities

Accounts Payable	\$46,770.01
Accrued Expenses	\$4,935.00
Working Capital - Reserves	\$20,563.44
Replacement Reserves - HOA	\$76,347.55
Replacement Reserves - Contra	(\$6,772.25)
Prepaid Assessments	\$8,826.09
Suspense	\$369.88

Total Liabilities**\$151,039.72****Equity**

Net Income	(\$60,410.60)
Retained Earnings	\$51,264.78
Bank Charges/Fees	(\$20.00)

Total Equity**(\$9,165.82)****Total Liabilities / Equity****\$141,873.90**

North End Townhome Condominiums, Inc

Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
4000 - Assessment Income	18,363.51	18,363.50	.01	201,998.61	201,998.50	.11	220,362.00
4100 - Late Fee Income	-	-	-	45.00	-	45.00	-
4350 - Working Capital	-	-	-	755.90	-	755.90	-
4450 - Operating Interest Income	.38	-	.38	8.91	-	8.91	-
4500 - Reserve Income	(1,792.50)	(1,792.50)	-	(22,406.50)	(19,717.50)	(2,689.00)	(21,510.00)
Total Income	16,571.39	16,571.00	.39	180,401.92	182,281.00	(1,879.08)	198,852.00
Total Income	16,571.39	16,571.00	.39	180,401.92	182,281.00	(1,879.08)	198,852.00
Operating Expense							
Expense							
5000 - Electric	54.73	116.67	61.94	1,027.43	1,283.37	255.94	1,400.00
5100 - Water - Domestic	1,928.57	2,500.00	571.43	20,096.38	27,500.00	7,403.62	30,000.00
5150 - Water - Irrigation	31.98	358.33	326.35	7,941.11	3,941.63	(3,999.48)	4,300.00
5400 - Trash Removal	663.98	670.83	6.85	6,302.04	7,379.13	1,077.09	8,050.00
6000 - Building Maint.	-	1,666.67	1,666.67	23,629.74	18,333.37	(5,296.37)	20,000.00
6100 - Roof/Gutter Repairs	-	66.67	66.67	1,093.75	733.37	(360.38)	800.00
6150 - Painting	-	750.00	750.00	-	8,250.00	8,250.00	9,000.00
6200 - Concrete	-	-	-	3,420.00	-	(3,420.00)	-
6400 - Pest Control	-	41.67	41.67	1,180.00	458.37	(721.63)	500.00
6500 - Landscape Contract	1,810.00	1,206.67	(603.33)	14,675.89	13,273.37	(1,402.52)	14,480.00
6525 - Irrigation Repairs	-	125.00	125.00	1,092.16	1,375.00	282.84	1,500.00
6550 - Plants/Trees	-	-	-	1,389.00	-	(1,389.00)	-
6570 - Fence Maintenance	-	208.33	208.33	3,477.50	2,291.63	(1,185.87)	2,500.00
6585 - Snow Removal	2,531.00	1,416.67	(1,114.33)	22,773.50	15,583.37	(7,190.13)	17,000.00
6625 - Asphalt/Concrete Maint	-	458.33	458.33	-	5,041.63	5,041.63	5,500.00
6750 - Lighting Maintenance	-	4.17	4.17	-	45.87	45.87	50.00
6800 - Misc Grounds Maint	33.85	666.67	632.82	18,033.84	7,333.37	(10,700.47)	8,000.00
7000 - Management	1,188.00	1,188.00	-	11,880.00	13,068.00	1,188.00	14,256.00
7100 - Administration	277.90	125.00	(152.90)	2,045.95	1,375.00	(670.95)	1,500.00
7200 - Insurance	4,312.99	2,718.33	(1,594.66)	31,554.99	29,901.63	(1,653.36)	32,620.00
7300 - Audit/Tax Return	-	25.00	25.00	400.00	275.00	(125.00)	300.00
7450 - Homeowners' Association Dues	1,833.00	1,833.00	-	20,163.00	20,163.00	-	21,996.00
7500 - Legal	-	41.67	41.67	2,346.50	458.37	(1,888.13)	500.00
7600 - Miscellaneous	-	8.33	8.33	-	91.63	91.63	100.00
7700 - Reserve Study	-	375.00	375.00	-	4,125.00	4,125.00	4,500.00
Total Expense	14,666.00	16,571.01	1,905.01	194,522.78	182,281.11	(12,241.67)	198,852.00
Total Expense	14,666.00	16,571.01	1,905.01	194,522.78	182,281.11	(12,241.67)	198,852.00
Operating Net Total	1,905.39	(.01)	1,905.40	(14,120.86)	(.11)	(14,120.75)	-

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Statement of Revenues and Expenses 11/1/2022 - 11/30/2022

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Expense							
Expense							
8000 - Reserve Contributions	(1,792.50)	-	1,792.50	(19,717.50)	-	19,717.50	-
8010 - Reserve Interest Income	(41.80)	-	41.80	(338.76)	-	338.76	-
8050 - Reserve Expense	-	-	-	66,346.00	-	(66,346.00)	-
Total Expense	(1,834.30)	-	1,834.30	46,289.74	-	(46,289.74)	-
Total Expense	(1,834.30)	-	1,834.30	46,289.74	-	(46,289.74)	-
Reserve Net Total	1,834.30	-	1,834.30	(46,289.74)	-	(46,289.74)	-
Net Total	3,739.69	(.01)	3,739.70	(60,410.60)	(.11)	(60,410.49)	-